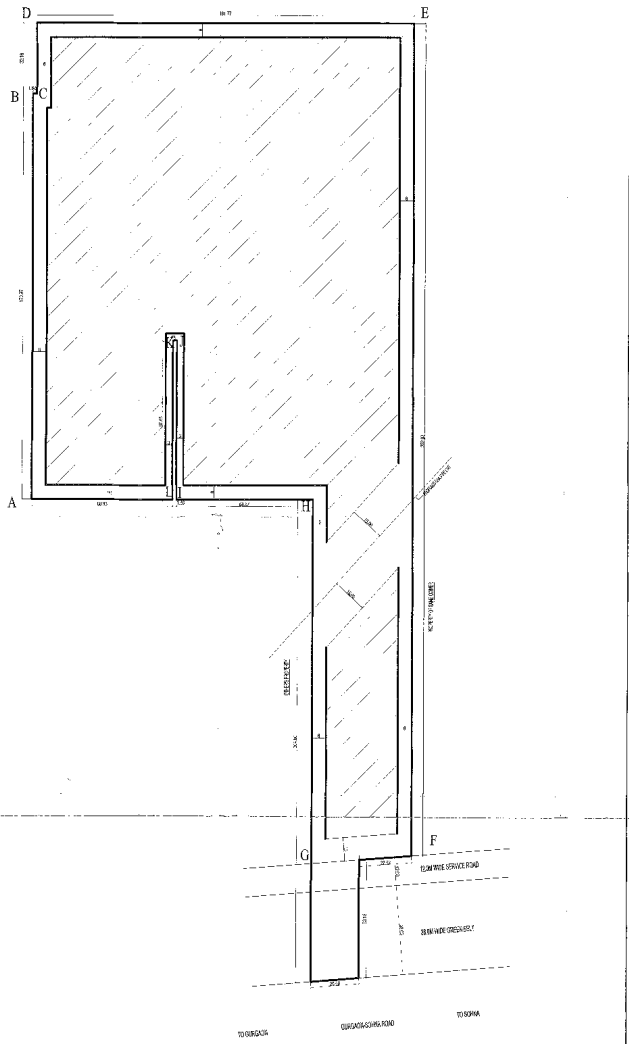


ZONING PLAN OF AFFORDABLE GROUP HOUSING SCHEME MEASURING 9.95475 ACRES/1475 ACRES IN SECTOR-33, SOHNA BEING DEVELOPED BY BREEZ BUILDERS AND DEVELOPERS PVT. LTD.



- 1. SHAPE & SOLAR ORIENT.**
THE SHAPE AND SOLAR ORIENT OF THE AFFORDABLE GROUP HOUSING COLONY IS IN ACCORDANCE WITH THE DEMARCATION PLAN SHOWN AS 'A TO 1' AS COMPILED BY CTP, GURGAON VOL. 08R, M. 2710 (15/11/07) OF 2004.
- 2. TITLE OF APPLICABLE LAWS UNDER SUCH STATUTES -**
- The placement of plot (lot) and set back shall be allotted at a pre-defined rate to ensure provision of affordable housing policy dated 18th August, 2016.
 - The extent area of the apartment shall range from 28 sqm. to 62 sqm. single.
 - The term "apartment" shall mean the unit located covered floor area located within the walls of the apartment, but excluding the area covered by the walls and any balcony which is approved from 4 to 10 (only balcony) but including the area forming part of balcony, toilet, bathroom, store, and kitchen (excluding kitchen island), which being totally covered area shall form part of the unit area.
- 3. Ground Coverage and FAR -**
- Building shall only be permitted with in the portion of the site marked as **RESIDENTIAL** zone and no other zone.
 - The maximum coverage of ground floor shall be 50% on the area of 1.50% FAR.
 - The maximum commercial components shall be 4% of the net planned area i.e. 6.3625 acre with an FAR of 175. The maximum FAR on the balance area i.e. 9.4508 acre shall not exceed 225. However it shall not include Community buildings which shall be as per the prescribed norms. The Building Plans of which shall have to be get approved from Director General, Town and Country Planning, Haryana.
- 4. BASEMENT -**
- Four level Basements within the building case of the vide provided is depicted with the ground will, properly landscaped, may be allowed. The basement may in addition be parking shall be utilized for provision upto 100 rickshaws, the lighting storage, water reservoir, electric sub-station, air conditioning plants and boilers, if they satisfy the public health requirements and for no other purposes. Area under this shall be for parking and basement shall be. As formed, beneath FAR. Basement shall not be used for storage/commercial purposes but will be used only for parking. If it is not specified that no other purposes of basements will be permissible for use other than specified above.
- 5. HEIGHT OF BUILDING -**
- The height of the building block, subject of course to the provisions of the site coverage and FAR, shall be governed by the following:-
- The maximum height of the buildings shall be more than as allowed by National Airport Authority and shall not exceed 1.5 times the width of the road abutting plus the front open space.
 - If a building abuts on two or more streets of different widths, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of that street and may be continued to this height for a total of 20% along the narrower street.
 - All building structures which are 10 meters or more in height shall be constructed shall constructed if no objection certificate has been obtained from the National Airport Authority.
 - All building (blocks) shall be constructed so as to maintain an open space not less than the set back required for each building according to the table below:-
- | S.NO. | HEIGHT OF BUILDING (in meters) | SET BACK / OPEN SPACE TO BE LEFT AROUND BUILDINGS (in meters) |
|-------|--------------------------------|---|
| 1 | 10 | 3 |
| 2 | 15 | 5 |
| 3 | 18 | 6 |
| 4 | 21 | 7 |
| 5 | 24 | 8 |
| 6 | 27 | 9 |
| 7 | 30 | 10 |
| 8 | 35 | 11 |
| 9 | 40 | 12 |
| 10 | 45 | 13 |
| 11 | 50 | 14 |
| 12 | 55 & above | 15 |
- 6. DENSITY -**
- The minimum density of the population provided in the colony shall be 100 PPA and the maximum shall be 900 PPA on the area of 9.4508 acres.
- 7. PARKING -**
- a) The parking space shall be provided as per the requirement the space (EG) for each dwelling unit.
- ii. Only one two-wheeler parking slot shall be accommodated for each flat, which shall be allowed only to the flat owner. The parking space for two-wheeler shall be 10 x 2.2m.
- iii. No car parking shall be allotted to any apartment owner in such projects.
- iv. The balcony width shall not be less than 1.5m. However, in any part permitted by the Director, Urban Local Bodies, Haryana. Those approvals shall be obtained prior to start the construction work at site.
- v. If such intention to reserve open spaces shall be for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be less than the width of the nearest building as specified above.
- 8. ACCOMMODATION FOR SERVICE POPULATION -**
- In reference FAR category apartments shall be provided to eliminate any cross subsidy component and thus to avoid any adverse impact on the affordability of apartment units available under affordable housing policy dated 18th August, 2016.
- 9. BOUNDARY WALL AND GATE POSTS -**
- Such Boundary wall, railing or their combination, hedge or fences along with pillars and gate posts shall be constructed as per design approved by DG/CTP Haryana. In addition to the gate/gates an additional corner gate not exceeding 1.25 meters width may be allowed in the front and one boundary wall provided that no main gate or vehicle gate shall be allowed to open on to the sector road/public open space.

- 10. LIFTS AND RAMP:**
- Lifts shall be operational in Group Housing building in case of 100% owned by Government along with automatic, with new one provided for servicing of them along with them. However, in case of building having more than 8 story lifts with 100% family Government along with automatic, automatic shall be provided. At least one lift shall be provided with minimum speed of 1.0 m/sec. The width of the ramp leading to the building shall be continuous. Lifts shall be continuous. Lifts with an adequate slope not steeper than 1:20. The entry and exit shall be square preferably at opposite ends.
- 11. OPEN SPACES -**
- While all the open spaces including those between the blocks and within of buildings shall be developed, equipped and landscaped according to the plan approved by DG/CTP Haryana. At least 25% of the net planned area shall be developed in open green space as per the plan approved.
- 12. SUB DIVISION OF SITE -**
- The site of the Affordable Group Housing Colony shall be governed by the Haryana Apartment Ownership Act.
 - The site shall not be subdivided or partitioned in any manner, whatsoever.
- 13. APPROACH TO SITE -**
- The vehicular approach to the site and parking lots shall be planned and provided giving the consideration to the junctions of all the structures with the surrounding road to the satisfaction of the DG/CTP, Haryana.
- 14. APPROVAL OF BUILDING PLANS -**
- The building plans of the buildings to be constructed at site shall have to be get approved from DG/CTP Haryana (under section 8 (2) of the Act No. 43 of 1963) before starting the construction.
- 15. BUILDING BY LAWS -**
- The construction of the building/buildings shall be governed by the building rules provided in part VII of the Punjab Building Rules, 1963 and the provisions of Development Control Rules, 1992 and 66 Code No. 494/1987 regarding provisions for Physical development process. The owner shall also follow the provisions of Section 46 of the Persons With Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1997 which includes construction of ramps in public buildings, adoption of lifts for wheel chair users, Braille systems and auditory signal in elevators or lifts and other relevant facilities for hospitals, primary health centres and other medical care, and rehabilitation units. On the places where such ramps, lifts, Braille systems and other facilities are more, the exact building by-law issued by the S.O. and in the NBC shall be followed as may be approved by DG/CTP, Haryana.

- 16. PROVISION OF COMMUNITY BUILDINGS -**
- The collector shall be required to provide the following community plots in the project, which shall form part of the common area and facilities and shall be in the same proportion as mentioned below:-
- One built-up community hall of not less than 100 sq. m area.
 - One built-up community centre of not less than 100 sq. m area.

- 17. FIRE SAFETY MEASURES -**
- The owner shall ensure the provision of proper fire safety measures in the multi-storied buildings according to the provisions of Rules 1965/NBC and the same shall be got certified from the competent authority.
 - Electric Sub Station/Generator room should be provided on the site ground near the plot. Control panel of ground floor or its upper floor and it should be located in outer periphery of the building, the same should be got approved from the competent authority.

- 18. SOLAR WATER HEATING SYSTEM -**
- The provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational in each building block before the start of the occupation certificate.

- 19. RAIN WATER HARVESTING SYSTEM -**
- Has the rain water harvesting system shall be provided as per Central Ground Water Authority (CGWA) Haryana (Din. notification as applicable).

- 20.** The owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 5331/E dated 14/03/2006 issued by Ministry of Government and Forest, Government of India before starting the construction/execution of development works at site.

- 21.** Has the applicant shall use only Compact fluorescent lamps fitting for internal lighting as well as Compact fluorescent.

- 22.** That no separate zoning plan is approved for community site/sites (marked within group housing scheme). The community building/buildings shall be constructed by the collector/owner as per provisions of the Haryana Development and Regulation of Urban Areas (Development and Regulation) Act, 2007 (H.A. 2007). Building shall be used as stated with the Government.

DWG. No. N/CTP/ 6758 DATED 12-7-2014

(Signature)
D. S. SINGH
(Signature)
D. S. SINGH
(Signature)
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ZONED AREA = 31306.13 SQM.
ALL DIMENSIONS ARE IN METRES